

CONTINUED CARE RETIREMENT COMMUNITY

LOT No. 528  
CONDO - 3 & 4 STORY  
Total Site Area: 13.6 Acres  
Land Use: MU-Residential  
Independent Living: 197 Homes  
Assisted Living: 154 Homes

Number of Buildings: 4 Buildings  
Max Height: 55'

Parking Summary:		
Required:		
Bedroom Count	Uncovered	Total
Independent Living	1.0(197)	197
Assisted Living	.3(154)	47
Total	351	244

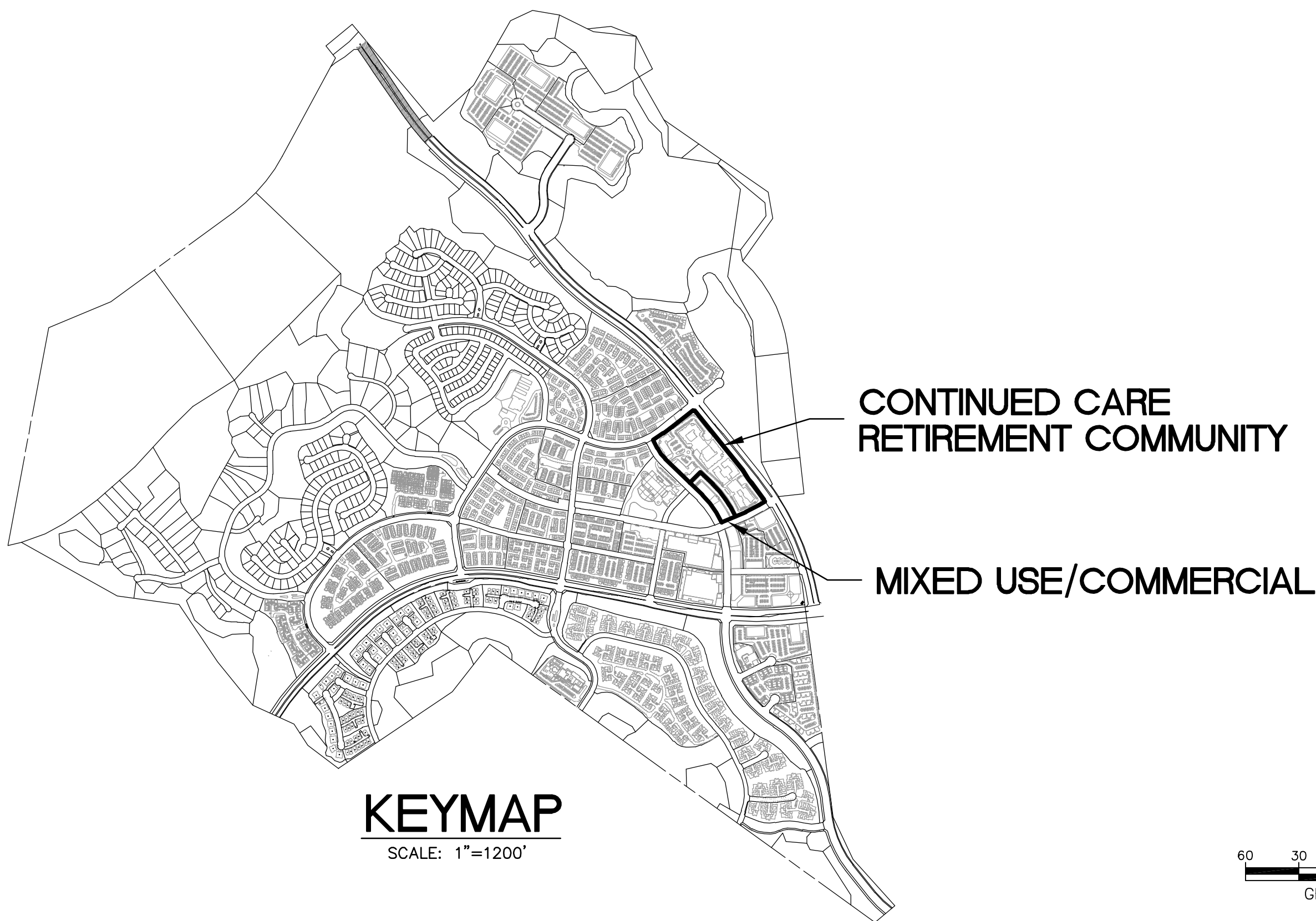
Provided:	
Open	280 Spaces
Total	280 Spaces (0.80 Space/DU)
Res. Handicap Parking	2% of total units 6 Spaces
Res. Handicap Van	1 Space/8 Handicap P.S. 1 Spaces
Guest Handicap Parking	5% of total guest parking 6 Spaces
Guest Handicap Van	1 Space/8 Handicap P.S. 1 Spaces

LOT No. 529  
MIXED USE/COMMERCIAL - UP TO 3 STORIES  
Maximum Height: 55'

Lot Acreage	2.4 Acres
Land Use	MU-Commercial
Retail	38,430 S.F.
Office	88,000 S.F.
Parking Required (Retail)	154 Spaces @ 1 Space/250 s.f. Bldg. Area
Parking Required (Office)	220 Spaces @ 1 Space/400 s.f. Bldg. Area
Total Parking Provided	374 Spaces*
Handicap Parking	8 Spaces
Handicap Van-Accessible	1 Space @ 1 Space/8 Handicap P.S.

\* Includes 75 adjacent on-street parking spaces on "EE" Drive and 5 on "DD" Drive.  
210 spaces are provided off-site in Parking Structure 2 in Lot 509.

PARKING NOTE:  
RECIPROCAL AND OFF-SITE PARKING IS DEPICTED FOR LOT 529.



LEGEND:

100	LOT NO.
5000 SF	LOT AREA (SQUARE FEET)
CONDOMINIUM	LAND USE
O. S.	OPEN SPACE
---	PROJECT BOUNDARY
---	PROPERTY LINE
---	PROPOSED CONTOUR
---	DAYLIGHT LINE
---	CUT & FILL
---	RIDGE LINE
---	PRIVATE DRIVE
(PVT)	PRIVATE & FUTURE STREET
P & F	ABANDONED OIL WELL
R/W	RIGHT OF WAY
EVA	EMERGENCY VEHICLE ACCESS
4	COVERED PARKING (NUMBER OF SPACES IN BOX)
---	LINE OF SIGHT EASEMENT
---	PRIVATE DRIVEWAY & FIRE LANE
---	DRIVEWAY EASEMENT
4	NUMBER OF OPEN PARKING SPACES

NOTE:

- ALL PERIMETER WALLS SHALL HAVE PEDESTRIAN ACCESS GATES LOCATED TO SATISFACTION OF FIRE DEPARTMENT.
- ALL DRIVE AISLES SHALL PROVIDE A MINIMUM 32 FT CENTERLINE TURNING RADIUS.
- FIRE ACCESS WILL BE PROVIDED TO WITHIN 150' OF ALL EXTERIOR WALLS.
- PERMISSION IS REQUESTED TO ALLOW OFFICE AND RETAIL SPACE TO BE INTERCHANGEABLE PROVIDED THE REQUIRED PARKING IS SATISFIED.
- GUEST PARKING WILL BE PROVIDED ON PRIVATE DRIVES.

LEGAL DESCRIPTION:  
PARCELS 11, 12, 13, 22 AND A PORTION OF PARCEL 14 OF PARCEL MAP 24500-01, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, AS SHOWN ON MAP FILED IN BOOK 293 PAGES 34 TO 67 INCLUSIVE, OF PARCEL MAPS, RECORDS OF LOS ANGELES COUNTY.

**PSOMAS**  
28480 Avenue Stanford, Suite 200  
Santa Clarita, CA 91355  
(661) 219-6000 (661) 775-2718 (FAX)

MATTHEW G. HEIDEMAN R.C.E. NO. 55639 DATE

DESIGNED : DE/MH  
DRAFTED : DE/MS  
CHECKED : MH

OWNER/DEVELOPER :  
  
25124 SPRINGFIELD COURT, SUITE 300  
VALENCIA, CALIFORNIA 91335  
TELEPHONE: (661) 255-4000  
REPRESENTATIVE : MR. COREY HARPOLE

**MAJOR LAND DIVISION  
VESTING TENTATIVE TRACT MAP NO. 61105  
SITE PLAN - EXHIBIT MAP**

IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

REV: \_\_\_\_\_  
DATE: 4/19/2010

PROJECT NO.  
1NLF0120.00

SHEET 15  
OF 20